



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

2019-001416-(5)

**HEARING DATE**

May 11, 2022

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RPPL201500091

# PROJECT SUMMARY

**OWNER / APPLICANT**

James C. Ball / James C. Ball

**MAP/EXHIBIT DATE**

June 15, 2021

**PROJECT OVERVIEW**

The applicant, James C. Ball, is requesting a Conditional Use Permit ("CUP") to authorize the construction of six single-family residences on six existing legal parcels in a Hillside Management Area in the A-2-2 (Heavy Agricultural, Two-Acre Minimum Required Lot Area) Zone in the Santa Clarita Valley Planning Area. The CUP is also to authorize the distribution of water for the Ball Mountain Water Company, which will serve the six subject parcels and two other adjoining parcels. This project qualifies for a Negative Declaration pursuant to CEQA reporting requirements.

**LOCATION**

16612 Sierra Highway, Canyon Country

**ACCESS**

Sierra Highway

**ASSESSORS PARCEL NUMBER(S)**

3231-010-018, -019, -020, -023, -025, and -028

**SITE AREA**

19.91 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Sand Canyon

**LAND USE DESIGNATION**

RL5 (Rural Land 5)

**ZONE**

A-2-2 (Heavy Agricultural, Two-Acre Minimum Required Lot Area)

**PROPOSED UNITS**

6

**MAX DENSITY/UNITS**

6

**COMMUNITY STANDARDS DISTRICT (CSD)**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.16.030.C (Land Use Regulations for Agricultural Zones)
  - 22.16.050 (Development Standards for A-2 Zone)
  - Chapter 22.104 (Hillside Management Areas)
  - 22.158.050 (CUP Findings)

**CASE PLANNER:**

Richard Claghorn

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